

CODE OF ORDINANCES
City of GROVELAND, FLORIDA

COMMERCIAL C-1 ZONING

ARTICLE IV. Sec. 4.10. Schedules of regulations.

The restrictions and controls intended to regulate development in each district are set forth in the attached schedules which are supplemented by other sections of this ordinance.

DISTRICT: C-1

Purpose: The purpose of this district is to provide for commercial uses of lands and buildings along highway frontage to recognize its economic utility in servicing the motoring public and those uses commonly associated with traffic-oriented, planned centers, automotive and agricultural business so as to minimize any adverse effect of such commercial uses on adjoining residential districts

Permitted Uses:

1. All of the uses permitted in the C-2 district, including gas stations and garages with major repairs for automotive and farm equipment, equipment rental and leasing, paint and body works, car washes and drive-in eating establishments.

	C-2 Permitted Uses:
1	Printing, publishing and allied industries.
2	U.S. Postal Service.
3	Paint, glass and wallpaper stores.
4	Hardware, auto and home supply stores
5	Retail nurseries, lawn and garden supply stores and florists
6	General merchandise stores
7	Food stores
8	Apparel and accessory stores
9	Furniture, home furnishings and equipment stores
10	Eating establishments, excluding drive-ins
11	Finance, insurance and real estate
12	Professional services, including legal, architectural, engineering, accounting, social and educational
13	Health services, excluding hospitals, nursing and personal care facilities, but including medical and dental offices
14	Automobile parking
15	Motion picture theaters, except drive-ins
16	Business services, excluding equipment rental and leasing services
17	Museums and art galleries
18	Public administration
19	Gas stations with minor adjustments to vehicles which do not require body work, painting or removal of engines from frames or dismantling. Additional adjustments or repairs shall only be permitted within zoning districts where major automotive repairs are a permitted use
20	Communication sales and service, including radio and television repair
21	Churches.
22	Personal services such as barber and beauty shops, tailor studios, laundries and dry cleaning
23	Membership organizations and clubs

24	Recreation facilities
25	Owner or lawful occupant may use portion of structure as his residence in connection with an ongoing permitted business
26	Taxidermy

2. Hotels, motels, tourist courts and campgrounds.
3. Shopping center
4. PUD per article VI. *[sic]*

Sec. 4.15. PUD District.*

(a) *Intent.* The PUD district is established to implement comprehensive plan policies by allowing a variety of housing types and associated uses. The location of such PUDs will be dictated by the type of development that will be provided. Residential PUDs will be located in residentially designated areas on the Future Land Use Map of the comprehensive plan, mixed use PUDs in mixed use land use categories and commercial/industrial PUDs in commercial and industrial categories. Densities and intensities cannot exceed those which are permitted in that area on the Future Land Use Map.

(b) *Uses.*

(3) *Commercial PUD.* Commercial uses as permitted under the C-1 and C-2 zoning districts and other uses deemed appropriate and incidental to the primary use by the city council.

5. Agriculture supply, including bulk storage facilities.
6. Passenger transportation facilities.
7. Veterinary services, including animal specialty services.
8. Public and private service vehicles.
9. Building construction: general, electrical and special trade contractors.
10. Plumbing, heating and air conditioning.
11. Automotive and farm equipment dealers.
12. Welding and armature rewinding shops.
13. Health spas and gymnasiums
14. Mobile home sales.
15. Taxidermy.

C-1 Special Exception Uses:

1. Wholesale and retail sales of petroleum and petroleum products, including bulk storage facilities.
2. Hospitals, clinics, nursing homes and personal care centers.
3. Nursery schools, kindergarten or child care centers.
4. Schools.
5. Cemeteries.
6. Mobile home parks per PUD.
7. Residences for destitute people.